

MINUTES OF THE NOVEMBER 2, 2011 DESIGN REVIEW MEETING

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
NOVEMBER 2, 2011

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:30 p.m.

MEMBERS PRESENT

Craig Boswell - Chair
Dan Maldonado – Vice Chair
Scott Marble
Eric Paul
Ralph Smith

MEMBERS ABSENT

Wendy LeSueur (excused)
Andrew Call (excused)

OTHERS PRESENT

John Wesley
Lesley Davis
Debbie Archuleta
Tom Ellsworth
Wahid Alam
Gordon Sheffield
Angelica Guevara
Delma Delgado
Richard Dyer
Zach Hilgart
John Klee
Brent Kleinman
Jim Larson
Brent Kenche

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1. Work Session:

CASE: AutoZone 1705 East Main

REQUEST: Review of a 5,395 sq. ft. addition to an existing 10,858 sq. ft. AutoZone facility

DISCUSSION:

Chair Craig Boswell:

- Wanted additional landscaping as part of Board of Adjustment conditions

Boardmember Dan Maldonado:

- Trees should be evergreen with canopies large enough to provide shade
- Landscaping should be enhanced, along with building
- Provide more landscaping at the southwest corner of building
- Provide large green shrubs

Boardmember Ralph Smith:

- Liked the 8" projection of the pilasters
- Applying EIFS to metal is very difficult, suggest painting the metal or attaching a piece of metal to the existing metal
- No pink
- Make sure HVAC is fully screened, even at angles
- Concerned with delivery area so close to trash enclosure
- Color is OK
- Show how color will be done on the metal with your follow-up submittal
- Use UV protected paints

Boardmember Eric Paul:

- Roof drains between pilasters
- Agree EIFS on metal won't work
- Show all parapets, and how tall they are on follow-up submittal
- Could use perforated metal for color on the existing metal
- EIFS should not be too thick, show dimension on follow-up submittal

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CASE: Babbo Italian Eatery
10726 East Southern

REQUEST: Review of a 3,397 sq. ft. pad building within an existing retail center for a full service Italian restaurant

DISCUSSION:

Boardmember Dan Maldonado:

- Building would move in a couple inches at entrance
- The landscaping should keep the grid pattern as it wraps the corner along Southern
- Concerned with location of trash enclosure, it is not very accessible for employees
- Move the transformer

Boardmember Ralph Smith:

- The colors are Babbo corporate colors.
- He liked the block, but wants the joints recessed
- Show details of awnings on the follow-up submittal
- Concerned with how deliveries get into the building
- Agree the trash should move over next to the transformer
- Nice building, make it more three-dimensional

Chair Craig Boswell:

- Patio cover is a trellis, cantilevered off the building
- Awnings are metal over doorway, solid over door

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CASE: Adelante
1601 W Main

REQUEST: Review of a 40,000 sq. ft. healthcare center

DISCUSSION:

Applicant explained the revisions since the October meeting. The building is wider, and they added more metal. He also stated the light rail curb would be farther back than they had thought.

Boardmember Ralph Smith:

- Building seems lighter
- Look at circulation in the cafeteria
- Could they protect more windows?
- Concern with heat gain on the south side of building

Chair Craig Boswell:

- Need additional roof access, make sure it is internal
- Mechanical units need to be fully screened
- Likes the way it steps back

Boardmember Dan Maldonado:

- May need new shrubs
- Need shrubs inside the screen wall next to the outdoor area
- Landscaping should relate to the architecture of the building
- Could they incorporate the palm trees?
- Use a rhythmic pattern of landscaping along the sidewalk
- Concerned with placing employee area next to trash enclosure

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CASE: Arizona Corrugated Containers
225 South Dobson

REQUEST: Review of a remodel of a 150,850 sq. ft. manufacturing facility

DISCUSSION:

Boardmember Ralph Smith:

- The tower is 46' and maximum for zoning district is 40'
- The red and blue are corporate colors
- Eliminate the black cap the contrast is too dramatic
- Does want a cap on building

Chair Craig Boswell:

- The starch tower is on the north side of the building and the scrap machine is inside the building at the southeast corner
- The gate needs to be opaque
- Does not want storage buildings along Dobson

Boardmember Dan Maldonado:

- The driveway along Dobson will be gated for emergency access only
- Concern with the gate detail for entry on Dobson, show detail with follow-up submittal
- Creosote does not trim well, use another plant, deer grass or fairy duster would be better

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CASE: Mountain Vista Medical Center – Medical Office Building II
1301 South Crismon

REQUEST: Review of a 100,000 sq. ft. Medical office building

DISCUSSION:

The applicant explained they play to match the colors to MOB I. The parking and landscaping will match exactly what was previously approved. The building will be 5 stories.

Boardmember Dan Maldonado:

- Could they screen the small square building with green screen if it is visible from inside the hospital?

Boardmember Ralph Smith:

- Likes the choice of pre-cast
- Concerned with shade for west facing glass

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A. Call to Order:

Chair Craig Boswell called the meeting to order at 4:30 p.m.

B. Approval of the Minutes of the October 5, 2011 Meeting:

On a motion by Boardmember Smith seconded by Boardmember Marble the Board unanimously approved the minutes.

C. Design Review Cases:

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D. Other business:

Staffmember Gordon Sheffield explained that there are some minor, housekeeping, changes being proposed to the new Zoning Code.

The Boardmembers were concerned that the projects they are reviewing are often not ready for review. For example, they want better examples of the building materials and actual landscape plans.

E. Adjournment:

The meeting adjourned at 6:27

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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